

**6/2/08 - Monday, June 2, 2008**

CITY OF EAU CLAIRE  
PLAN COMMISSION AGENDA  
Meeting of June 2, 2008

**PLEASE TAKE NOTICE** that there will be a meeting of the City Plan Commission on Monday, June 2, 2008, at 7:00 p.m. in the City Council Chambers, City Hall, 203 S. Farwell Street, Eau Claire, Wisconsin, on the following agenda items:

1. **PRESENTATION OF PLAQUES**

2. Public Hearing - For Recommendation  
**REZONING (Z-1413-08) - TR-1A and R-3P to R-3P and to Approve the Preliminary Condo Plat and Site Plan For Princeton Crossing Condominiums**  
**and**  
**PRELIMINARY CONDO PLAT (P-01-08) - Princeton Crossing Condominiums**  
**and**  
**SITE PLAN (SP-0817) - Site Plan for 4-plexes in Princeton Crossing**

Request: To rezone property from Temporary R-1A and R-3P to R-3P and to approve the Preliminary Condo Plat and site plan for Princeton Crossing Condominiums.

Applicant: Haselwander Brothers, Inc.

Location: southwest corner of Black Avenue and Providence Court

3. Public Hearing - For Recommendation  
**REZONING (Z-1415-08) - R-1 to R-2P, Folsom Street**  
**and**  
**SITE PLAN (SP-0818) - Two Duplexes, Folsom Street**

Request: To rezone two lots from R-1 to R-2P and to approve the General Development Plan (site plan) for the project.

Applicant: Kim Gillette

Location: north side of Folsom Street, west of Preston Road

4. Public Hearing - For Recommendation  
**REZONING (Z-1416-08) - Sign Code Amendment, Chapter 16.16.080 - Residential District Reader Board**

Request: To amend Chapter 16.16.080 Signs in Residential District to reduce the minimum display time for message displays.

Applicant: Regis High School

Location: all residential districts

5. Public Hearing - Final Action  
**CONDITIONAL USE PERMIT (CZ-0812) - Duplex in R-2 District, 540 Broadway Street**

Request: To allow the conversion of single-family dwelling to a duplex in a R-2 District.

Applicant: Jeff & Jane Nehmer

Location: 540 Broadway Street

6. Public Hearing - Final Action  
**CONDITIONAL USE PERMIT (CZ-0817) - Message Center Sign, Regis High School**

Request: To allow a two-second display time for an existing message center sign.

Applicant: Regis High School

Location: 2100 Fenwick Avenue

7. Public Hearing - Final Action  
**CONDITIONAL USE PERMIT (CZ-0818) - Tavern Patio Expansion, 311 S. Barstow Street**

Request: To allow an expansion of a tavern (outdoor patio) in a CBDP district.

Applicant: Joshua Prock  
Location: 311 S. Barstow Street

8. Public Hearing - Final Action  
**CONDITIONAL USE PERMIT (CZ-0819) - Message Center Sign, 2305 Craig Road**

Request: To allow an electronic message center to be located within 200' of another electronic message center in a C-3H district.

Applicant: LaCrosse Sign Company

Location: 2305 Craig Road

9. For Recommendation  
**ANNEXATION (08-04A) - 3675 London Road, Town of Washington**

Request: To approve a petition for the annexation of a parcel located in the Town of Washington.

Applicant: Karen Kappus

Location: 3675 London Road

10. For Review and Recommendation  
**WEST BANK REDEVELOPMENT DISTRICT PLAN**

Request: To review the West Bank Redevelopment District Plan as approved by the Redevelopment Authority.

Applicant: Eau Claire Redevelopment Authority

Location: north of W. Madison Street, along Oxford Avenue

11. **DISCUSSION/DIRECTION**

- A. Landscape Standards - Parking Lots
- B. Improved Surfaces
- C. Code Compliance Items
- D. Future Agenda Items

If you have any questions concerning any of the Plan Commission items, please call the Department of Community Development at 839-4914.

This notice is given in accordance with the provisions of Subchapter V of Chapter 19 of the Wisconsin Statutes.

Notice is hereby given that members of the City Council may be present at the foregoing meeting to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993) and must be noticed as such, although the Council will not take any formal action at this meeting.

*In order to accommodate the participation of disabled persons at this meeting, the City will provide the services of a sign language interpreter or make other reasonable accommodations on request. To make such a request, please notify the City at (715)839-4902 at least 2 days prior to the meeting.*

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Jack Kaiser, Chairperson

c: News Media